



Local Government for Langton Green, Speldhurst, Ashurst and Old Groombridge

Minutes of a Planning Committee Meeting held in the Committee Room, Langton Green Village Hall on Tuesday 13th December 2011 at 7.30pm

MEMBERS PRESENT: Cllrs Langridge (Acting Chairman in Cllr Mrs Podbury's absence), Mrs Hull and Woodward

OFFICER PRESENT: Mrs Meirion Flemington – Assistant Clerk

MEMBERS OF THE PUBLIC PRESENT: There were five members of the public present

1. **Apologies and Reasons for Absence:** Cllr Mrs Podbury (illness), Cllr Brown (prior engagement) and Cllr Milner (family illness)
2. **Declarations of Interest:** There were none.
3. **Declarations of Lobbying:**
Cllr Langridge was spoken to be a resident about TW/11/03430 but made no comment.
4. **The Minutes of 14th November 2011** were signed as a correct record.
5. **Matters Arising:**
Neighbourhood Planning: Cllr Woodward reported that he has spoken to Jim Kehoe of TWBC and that SPC should register their interest to engage in Neighbourhood Planning. Cllr Mrs Hull suggested a Policy Statement to have a Neighbourhood Plan.
6. **Planning applications for discussion and decision – unless otherwise stated all decisions are unanimously agreed :**

Members of the public are invited to make representations to the Committee on any application on the Agenda.

Members of the public present spoke and made the following comments in respect of application TW/11/03430/FUL/EG1

- The proposal is in contravention of many existing Planning Policies.

- The proposed dwelling in this revised application is smaller than in the previous application but does not deal with any of the other planning issues raised.
- Overdevelopment of the site - the proposed dwelling is too large for the size of plot.
- The proposal would damage the amenities of neighbouring properties.
- The proposal would detract from the street scene.
- The proposed dwelling would be very close to the neighbouring properties; The Nook and Lime Tree Lodge with associated privacy issues and risk of damage to the boundary hedge.
- Homewood Road has existing problems with access, parking and drainage and is unable to cope with the access and car parking issues which would arise from this proposal.
- Concern that their previous comments had not been properly considered by TWBC.

TW/11/03430/FUL/EG1

Location: Dashpers, Stonewall Park Road, Langton Green, Royal Tunbridge Wells
Proposal: (Land to rear) Erection of detached three bed dwelling with integral garage

Decision: Recommend refusal

Comments: The proposal would result in severe overdevelopment of the site, the proposed dwelling would be overbearing with insufficient outdoor amenity space and not in keeping with the street scene. There would be overlooking, privacy and light issues. There would be access, parking and drainage issues and Homewood Road appears unsuitable for such an access. In addition pre-application advice was given that such a proposal was in contravention of Planning Policy Statement 3.

Speldhurst Parish Council does not consider that this application addresses any of the issues raised in the refusal of the previous planning application.

Speldhurst Parish Council requests that this application is called in to be considered by TWBC Western Area Planning Committee.

TW/11/03094/HOUSE/RE4

Location: Holly Cottage, Bullingstone Lane, Speldhurst, Royal Tunbridge Wells
Proposal: Extension of driveway; Removal of bulk tank gas and replace with gas bottles; Screen new gas tanks with oak wooden door; Install pergola

Decision: Remain neutral – leave to Planning Officer

TW/11/03095/LBC/RE4

Location: Holly Cottage, Bullingstone Lane, Speldhurst, Royal Tunbridge Wells
Proposal: Listed Building Consent – Extension of driveway; Removal of bulk gas tank and replace with gas bottles; Screen new gas tanks with oak wooden door; Install pergola

Decision: Remain neutral – leave to Conservation Officer

TW/11/03210/HOUSE/SF1

Location: Mill Farm, Broomhill Road, Royal Tunbridge Wells
Proposal: Oak frame 3 bay garage, 2 open bays and 1 bay to be home office

Decision: Remain neutral – leave to Planning Officer

Comment: If TWBC is minded to grant consent SPC would ask for a non-severance clause in respect of the garage

TW/11/03628/HOUSE/SF1

Location: Mill Farm, Broomhill Road, Royal Tunbridge Wells

Proposal: Demolition of existing rear conservatory, timber store, utility and double flat roof extension and replacing with single and double storey extension with dormers

Decision: Remain neutral – leave to Planning Officer

TW/11/03458/HOUSE/EA1

Location: 44 Dornden Drive, Langton Green, Royal Tunbridge Wells

Proposal: White pvcu double glazed conservatory with brickwork base

Decision: Remain neutral – leave to Planning Officer

TW/11/03467/HOUSE/EA1

Location: Penwarne, Stonewall Park Road, Langton Green, Royal Tunbridge Wells

Proposal: Demolition of existing flat roof porch and construction of front enclosed porch

Decision: Remain neutral – leave to Planning Officer

TW/11/03477/TPO/DMD

Location: 18 The Boundary, Langton Green, Royal Tunbridge Wells

Proposal: TREES: T1 – OAK – Reduce by 25%

Decision: Remain neutral – leave to Tree Officer

TW/11/03527/HOUSE/AE1

Location: Tanglewood, Furzefield Avenue, Speldhurst, Royal Tunbridge Wells

Proposal: Replacement single attached garage and single storey side and rear extensions

Decision: Remain neutral – leave to Planning Officer

Comment: The land ownership boundary shown on the plan accompanying the application appears to be inaccurate

TW/11/03529/TPO/DMD

Location: 21 Newlands, Langton Green, Royal Tunbridge Wells

Proposal: TREES: 1 no. OAK – trim

Decision: Remain neutral – leave to Tree Officer

TW/11/03567/HOUSE/NR2

Location: The Coach House, Third Street, Langton Green, Royal Tunbridge Wells

Proposal: Conversion of existing garage to study area and extension of front porch

Decision: After discussion it was decided to defer this application until the next Planning Committee meeting

7. Items for Information:

Date for the next meeting – provisionally Wednesday 5th January 2012.

There being no further business the meeting closed at 8.34pm.

Chairman

DRAFT